

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of Walla Walla Manufactured Housing Communities Comprehensive Plan and Zoning Code Amendments

2. Name of applicant:

City of Walla Walla

3. Address and phone number of applicant and contact person:

15 N 3rd Avenue, Walla Walla, WA, 99362. (509) 524-4710

4. Date checklist prepared:

October 31, 2022

5. Agency requesting checklist:

City of Walla Walla

6. Proposed timing or schedule (including phasing, if applicable):

Adoption by the end of January 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No – non-project action. Any projects that result as a change in these codes will be evaluated under SEPA guidelines as appropriate.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No specific property covered by this non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.

Washington State Department of Commerce review for code changes and comprehensive plan amendments are required.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal was directed by Ordinance No. 2022-09, dated March 23, 2022, which adopted moratoria on accepting, processing, or approval of applications for development or other permits for change of use of manufactured/ mobile home parks. The ordinance also directed City staff to

process permanent municipal code and comprehensive plan amendments related to manufactured/ mobile home parks.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Existing manufactured/ mobile home parks throughout the city.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Walla Walla generally is flat, with a gradual slope that's higher in the east and lower in the west portions of the city.

b. What is the steepest slope on the site (approximate percent slope)?

N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Walla Walla largely has Yakima series soils, loams that are very well drained

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Walla Walla generally has a moderate liquefaction potential.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Non-project action – any project that results from the code change will be reviewed for erosion potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No change from this proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Any potential future projects will be required to use best management practices.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

General traffic emissions throughout the city.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Walla Walla has many year-round streams throughout the City, as well as Mill Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None – non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No – non-project action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Some portions of the southern end of Walla Walla are within a 100-year floodplain for Russell Creek.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No – non-project action.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No – non-project action. Any water used within the city for any projects that might stem from this code update would use City Water, not wells.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, non-project action. Any waste material that would be a result of any project from this code and comprehensive plan change would be required to use the City's municipal wastewater system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No – non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Any projects that might result from the code and comprehensive plan change would be required to handle their own stormwater impacts on the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Any project resulting from the code and comprehensive plan change would be subject to the City of Walla Walla stormwater code and the Eastern Washington Stormwater Manual.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Not applicable, non-project action.

- c. List threatened and endangered species known to be on or near the site.

Not applicable

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable, non-project action

- e. List all noxious weeds and invasive species known to be on or near the site.

Toadflax, hawkweeds, knapweed, knotweed, spurge

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Bull trout; summer steelhead

c. Is the site part of a migration route? If so, explain.

Pacific Flyway migration route

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable, non-project action

e. List any invasive animal species known to be on or near the site.

Not applicable, non-project action

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable, non-project action

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable, non-project action. Any resulting projects will still abide by required height and setback restrictions.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None, non-project action. Any project resulting will need to abide by Washington State Energy Code requirements.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable, non-project action.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable, non-project action. Some sites in Walla Walla remain contaminated from past uses (former gas station sites, Sudbury landfill, etc).

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Natural gas pipelines run through Walla Walla. All ground-disturbing projects are required to call before digging to ensure no impact.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable, non-project action.

- 4) Describe special emergency services that might be required.

Not applicable, non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A, non-project action. Any potential future project would be subject to SEPA unless exempt.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

General traffic noise throughout Walla Walla, in northern portions of the city, some aircraft noise from Walla Walla Regional Airport flights.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable, non-project action

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable, non-project action

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This code and comprehensive plan change is specific to Manufactured (mobile) home parks, therefore, they are the primary land use. Use of the adjacent parcels depends on the specific site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Most of Walla Walla hasn't been used for agricultural purposes in at least 20 years. Non-project action.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No, non-project action

c. Describe any structures on the site.

As this code and comprehensive plan change is specific to manufactured (mobile) home parks, manufactured and mobile homes are the primary structure type.

d. Will any structures be demolished? If so, what?

Not applicable, non-project action

e. What is the current zoning classification of the site?

Varies, primarily Multifamily Residential (RM) and Highway Commercial (CH)

f. What is the current comprehensive plan designation of the site?

Commercial and Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable, non-project action

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas exist throughout Walla Walla, but this is a non-project action

i. Approximately how many people would reside or work in the completed project?

Walla Walla's population is approximately 34,400, non-project action

j. Approximately how many people would the completed project displace?

None, non-project action

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable, non-project action

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable, non-project action

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable, non-project action

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable, non-project action, however, this code and comprehensive plan amendment is intended to preserve affordable housing in the form of manufactured (mobile) housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable, non-project action

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable, non-project action

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable, non-project action

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable, non-project action

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable, non-project action

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable, non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable, non-project action

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable, non-project action

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable, non-project action

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Varies depending on site; there are public and private parks throughout Walla Walla

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable, non-project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable, non-project action

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Walla Walla has multiple buildings on the local, state, and national registers. No impacts to specific structures, non-project action. Any buildings, structures, or sites that are over 45 years old or listed on a historic register would be evaluated on a project specific basis.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Walla Walla is the homeland of the Cayuse, Walla Walla, and Umatilla people. No impacts, non-project action. Any potential cultural resources would be evaluated on a project specific basis.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable, non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable, non-project action

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Walla Walla's road network is made up of all street classifications, including private lanes. No impacts, non-project action. Most manufactured (mobile) home parks are made up of private streets or lanes.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Walla Walla Valley Transit serves the City of Walla Walla as well as College Place.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable, non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable, non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable, non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable, non-project action

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable, non-project action

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable, non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable, non-project action

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All of these are available throughout Walla Walla

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable, non-project action

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Lisa Wasson Seilo

Name of signee Lisa Wasson-Seilo

Position and Agency/Organization Planner, City of Walla Walla

Date Submitted: 10/31/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Code and comprehensive plan changes are specific to manufactured (mobile) home parks. This code amendment is unlikely to result in an increase of the above substances compared to if these code and comprehensive plan changes were not made.

Proposed measures to avoid or reduce such increases are:

Any projects resulting from the municipal code and comprehensive plan change will be subject to SEPA review, unless categorically exempt from SEPA.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is unlikely to have an impact on plants, animals, or fish. No changes to any critical area codes or other sections that would have impacts to plants, animals, or fish.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any projects resulting from the municipal code and comprehensive plan change will be subject to SEPA review and mitigation for impacts to plants, animals, or fish.

3. How would the proposal be likely to deplete energy or natural resources?

The code and comprehensive plan changes are specific to manufactured (mobile) home parks and are unlikely to impact energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

These manufactured (mobile) housing code and comprehensive plan changes are not anticipated to have significant impacts to parks or threatened or endangered habitats, etc.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any projects would be subject to SEPA review and mitigation, unless categorically exempt from SEPA.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

These manufactured (mobile) housing code and comprehensive plan changes should not impact shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

These manufactured (mobile) housing code and comprehensive plan amendments are unlikely to impact shoreline and land use impacts. Any specific projects shall be evaluated according to the Shoreline Master Plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is unlikely to impact transportation or public services.

Proposed measures to reduce or respond to such demand(s) are:

Any projects resulting from the code and comprehensive plan change proposal will be subject to SEPA review, unless categorically exempt from SEPA.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal shall not conflict with local, state, or federal laws or requirements for the protection of the environment.